



LING COURT 529

HUNTERS[®]

HERE TO GET *you* THERE



Ling Court, Menston, LS29

£185,000

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Located close to village amenities, this impressive two bedroom first floor apartment is well presented with quality fixtures and fittings throughout. The apartment is spacious, with all the rooms being generously proportioned, and of particular note is the open plan living space which is an excellent size. In addition, there are two generous double bedrooms, ensuite to master bedroom, a well equipped kitchen, and a house bathroom. The apartment comes with two allocated parking space, as well as visitor parking. The property comes to market with **NO ONWARD CHAIN**.

Menston is a popular village community with excellent local facilities and exceptional transport links. The village offers local shops, post office, village pubs, additional recreational facilities, village park and train station. With village amenities available locally and further amenities and schooling available throughout the area in the neighbouring Otley, Ilkley and Guiseley.

56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002
otley@hunters.com | www.hunters.com



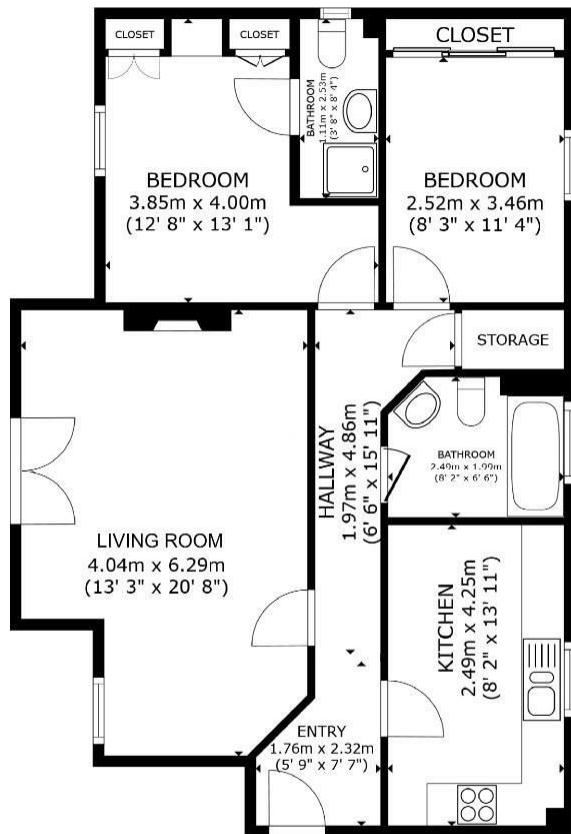
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KEY FEATURES

- TWO DOUBLE BEDROOM APARTMENT
 - FIRST FLOOR
 - SPACIOUS ROOMS
 - CENTRAL MENSTON
 - ENSUITE & BATHROOM
- TWO TANDEM PARKING SPACES
 - EPC RATING TO FOLLOW







FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 76.8 m² (826 sq.ft.)
 TOTAL : 76.8 m² (826 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



DIRECTIONS

From our Hunters office on Kirkgate turn onto Burras Lane. At the end of the road turn left onto West Chevin Road which becomes Buckle Lane. At the crossroads go straight on onto Bingley Road then follow the road as it bears towards the right and becomes Main Street. Continue along Main Street until you see a left turn onto St Peter's Way. Ling Court can be found on the right hand side. 2 Ling Court is the first block on the right and the main entrance is to the rear of the property.

AGENTS NOTES

We are advised that the property is Leasehold with the remainder of a 125 year lease which commenced in 2005, leaving 106 years remaining as of 2024. Ground rent is £100 per annum. Service Charge is £1450 per annum (reviewed annually) to include the maintenance to buildings, garden areas and cleaning of communal areas, as well as window cleaning and buildings insurance. Managed by Trinity Estates.

COUNCIL TAX City of Bradford Metropolitan District Council Tax Band C.

ADDITIONAL SERVICES

If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with more than 200 branches nationwide. we can put you in touch with a local independent financial advisor, who can offer the latest mortgage products, tailored to your individual requirements.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		